

Send tax notice to:

LEWIS H. EVENS
124 NARROWS POINT COURT
BIRMINGHAM, AL, 35242

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2010040

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) in hand paid to the undersigned, JASON BADYRKA and MORGAN S. BADYRKA, HUSBAND and WIFE (hereinafter referred to as "Grantor") by LEWIS H. EVENS (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 5, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS POINT - PHASE 3, AS RECORDED IN MAP BOOK 28, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TRANSMISSION LINE PERMIT WITH ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 103, PAGE 154; DEED BOOK 123, PAGE 420 AND DEED BOOK 102, PAGE 181.
4. EASEMENT FOR GAS CORPORATION AS RECORDED IN INST. NO. 2000-1818.
5. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INST. NO. 2000-9755; INST. NO. 2000-17136; INST. NO. 2000-36696 AND INST. NO. 2001-38328.
6. TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE COMMON AREA AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INST. NO. 2000-9755; INST. NO. 2000-17136; INST. NO. 2000-36696; INST. NO. 2001-38328; INST. NO. 20020905000424180 AND INST. NO. 2002101700508250.
7. ASSIGNMENT OF DEVELOPERS RIGHTS AND OBLIGATIONS FOR THE NARROWS AS RECORDED IN INST. NO. 200-40514.


\$183,150.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

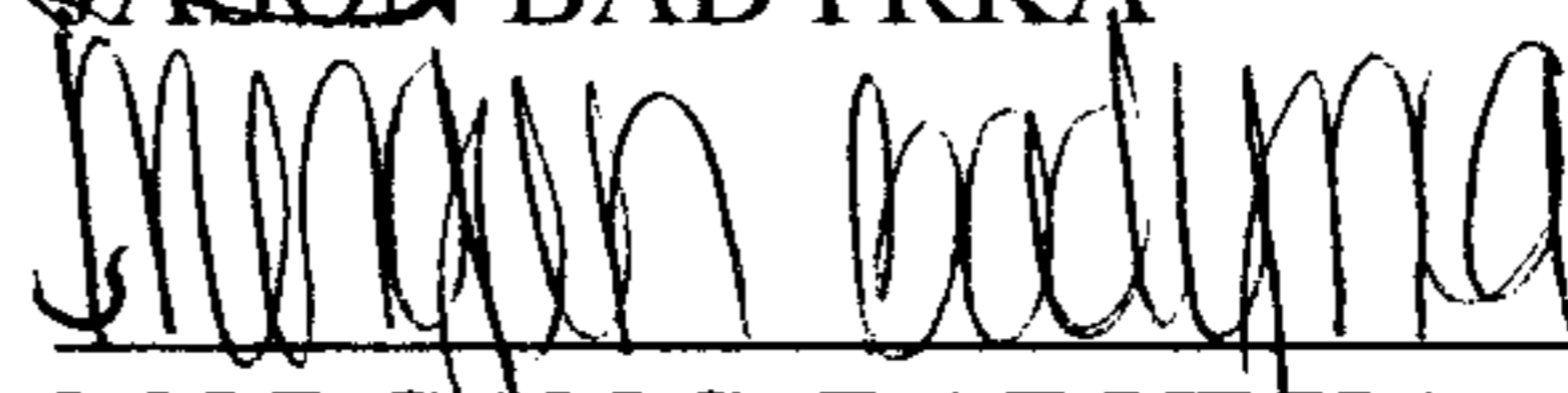
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.



20100406000102540 2/2 \$31.00
Shelby Cnty Judge of Probate, AL
04/06/2010 10:59:10 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of March, 2010:



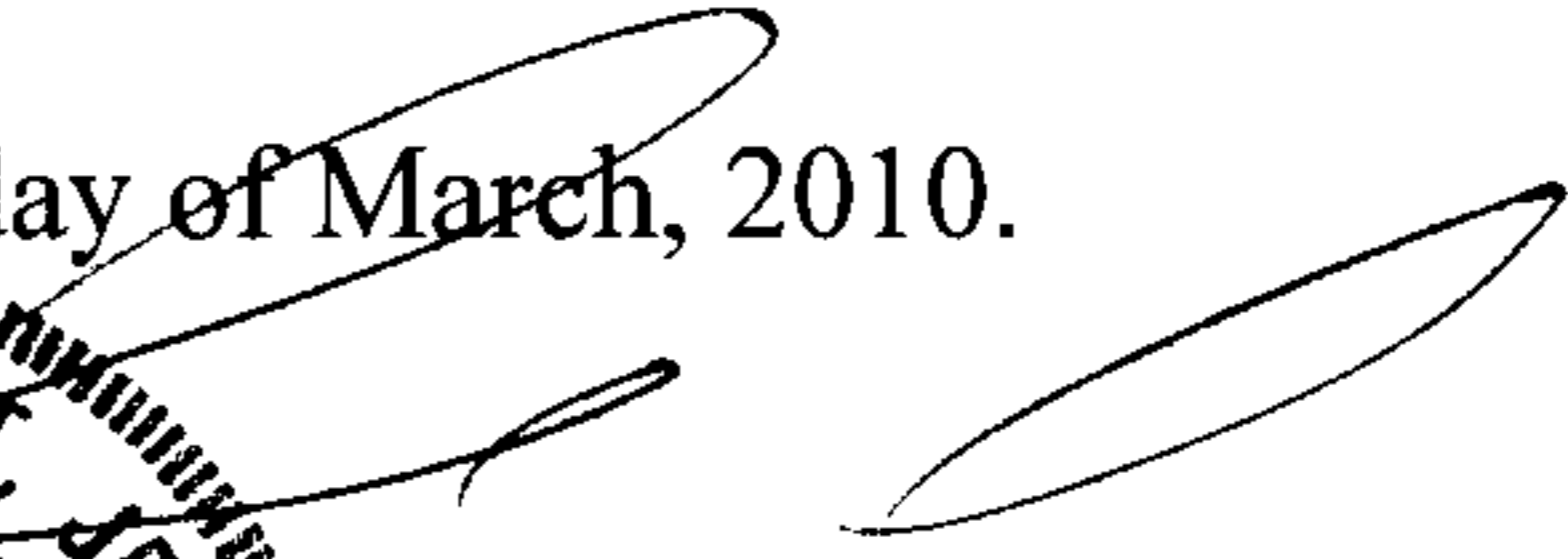
JASON BADYRKA


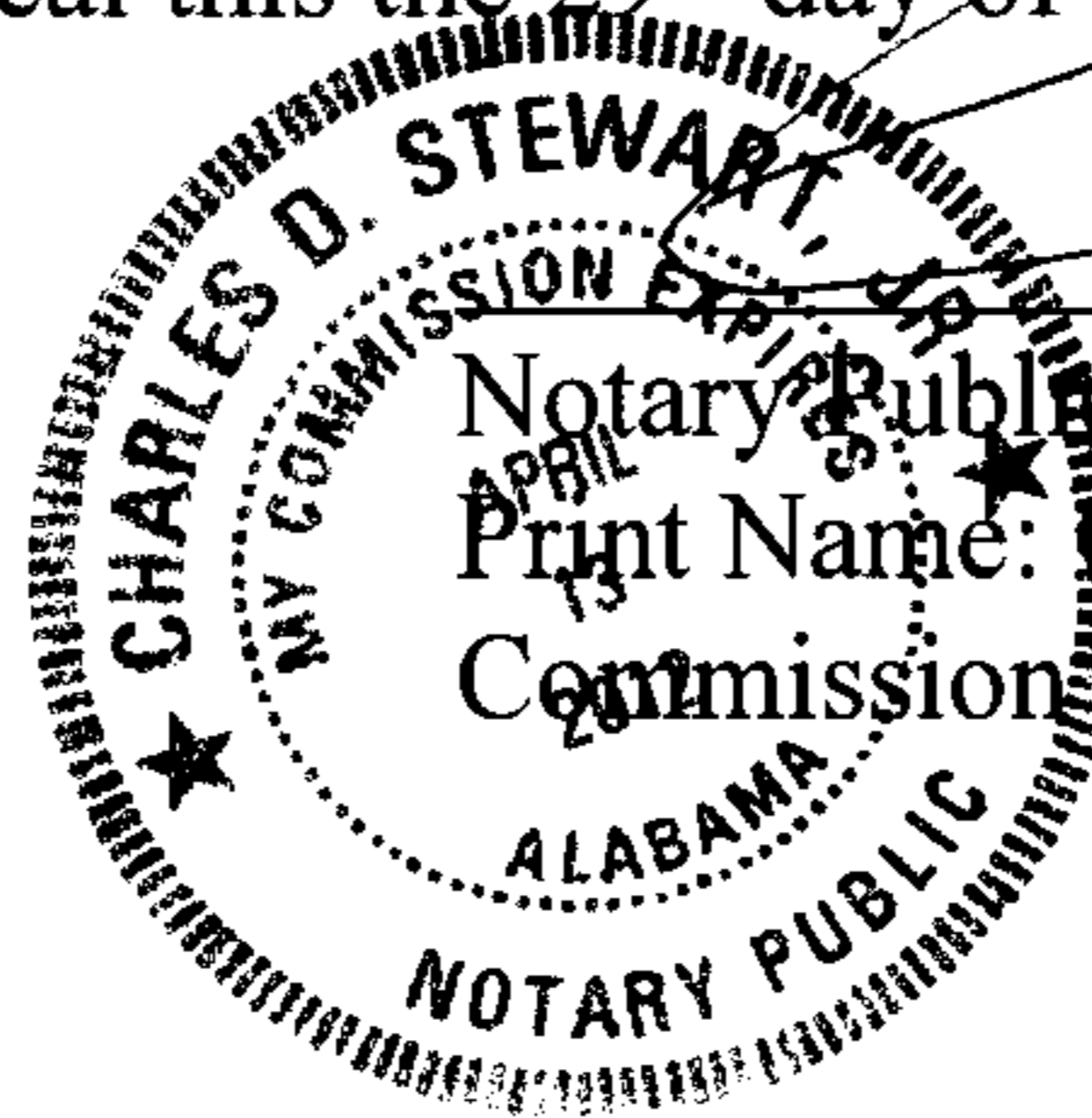
MORGAN S. BADYRKA

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON BADYRKA and MORGAN S. BADYRKA, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of March, 2010.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12
ALABAMA
NOTARY PUBLIC